



MEETING OF THE PLANNING COMMISSION BOULDER COUNTY, COLORADO

Regular Meeting Minutes

May 21, 2025, 1:30 p.m.
Third Floor Hearing Room
County Court House
1325 Pearl Street, Boulder

Commissioners Present: Mark Bloomfield, 2nd Vice Chair
Chris Whitney, Chair
George Gerstle
Rachel Lee
Bobby Umstead
Byron Kominek

Commissioners Excused: Sam Libby, Vice Chair
Gavin McMillan
Rita Manna

1. CALL TO ORDER

The meeting was called to order at approximately 1:34 p.m. by Chair Chris Whitney.

2. ROLL CALL

3. APPROVAL OF MINUTES/MISCELLANEOUS BUSINESS

3.1 Approval of meeting minutes from April 16, 2025

MOTION: George Gerstle MOVED that the Boulder County Planning Commission
APPROVE the meeting minutes from April 16, 2025.

SECOND: Mark Bloomfield

VOTE: Motion PASSED {6:0}

4. STAFF UPDATES

None.

5. **ITEMS**

5.1 **Docket SU-24-0006: Westview Church Day-Care**

Pete L'Orange, Senior Planner, presented the application for Westview Church Day-Care for Special Review/Site Specific Development Plan request to permit a day care center as a second principal use in an existing church structure. The proposal is in the Estate Residential (ER) zoning district at 6710 Arapahoe Road, located at the southwest corner of Arapahoe Road and Westview Drive, in Section 35, Township 1N, Range 70W.

PUBLIC HEARING OPENED

SPEAKERS: Arthur Stange c/o Westview Church (Owner/Applicant), Larry Young, Boulder (Pooled with Claudia Martin-Williams) - In Person, Marysia Bachman, Boulder - In Person, Tina Fields, Boulder - In Person, Dennis Spano, Boulder - In Person, JC Olivero, Boulder - In Person, Barry Dunn, Boulder - In Person, Alex Cassidy, Boulder - In Person, Shari Young, Boulder - In Person, William Platts, Boulder - Virtual, Charles Hardesty, Boulder - Virtual

PUBLIC HEARING CLOSED

This item was tabled at approximately 3:00 p.m. for the Joint Workshop with the Board of County Commissioners and Planning Commission and was resumed at approximately 4:05 p.m.

MOTION: Chris Whitney **MOVED** that the Boulder County Planning Commission **Conditionally APPROVE** and recommend **APPROVAL** to the Boulder County Commissioners of Docket SU-24-0006: Westview Church Day-Care, subject to the conditions listed in the Staff Recommendation Packet and with the following added conditions: attendance for the day-care is capped at 50, and prior to scheduling of a hearing before the BOCC submission of a revised TSIR that addresses the following: the items requested by the Access & Engineering team; the traffic and impacts to the intersections of Arapahoe Road and Westview Drive and Westview Drive and Meadowlark Drive; and the location of the driveway.

SECOND: Bobby Umstead

VOTE: Motion **PASSED {6:0}**

6. **JOINT WORKSHOP WITH THE BOARD OF COUNTY COMMISSIONERS AND PLANNING COMMISSION REGARDING BVCP-25-0001: BOULDER VALLEY COMPREHENSIVE PLAN MAJOR UPDATE (3 p.m.)**

Hannah Hippely, Long Range Planning Division Manager, presented an update on the Boulder Valley Comprehensive Plan, reviewed the project timeline and led a discussion regarding the 2025 Boulder Valley Comprehensive Plan Major Update. Kristofer Johnson, City of Boulder Comprehensive Planning Senior Manager provided additional staff support. A discussion followed the presentation and County Commissioners and Planning Commissioners asked questions and provided thoughts about the BVCP update.

Gavin McMillan joined the meeting at approximately 3:00 p.m. and departed the meeting at approximately 4:00 p.m.

7. ITEMS

- 7.1 Docket DC-24-0004: Text Amendments to the Land Use Code related to Residential Uses, Boarding Homes, and Group Care or Foster Homes [ITEM TABLED TO A FUTURE PLANNING COMMISSION]

8. ADJOURNMENT

The meeting was adjourned at approximately 4:35 p.m.